

THE MERCATO

Naples, FL



Property Location:

9123 Strada Place
Naples, FL 34108
www.mercatoshops.com

Property Information:

Property Type:	Mixed Use
GLA/SF:	426,125
Owner:	The Lutgert Companies and Madison Marquette
Year Acquired:	2010

Leasing Contact:

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The Mercato is ideally situated on a prime 53-acre site strategically designed to provide nearly 350,000 square feet of main street-style retail and restaurants, 100,000 square feet of Class-A office space, as well as "Strada at Mercato" 92 luxury condos with an exclusive resident rooftop amenity level. Naples is located on Southwest Florida's Gulf Coast and is renowned for its temperate weather, pristine beaches and luxurious resort lifestyle. It has developed from a winter vacationland to a full time resident base of 300,000.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	6,162	43,352	90,352
Estimated Households	2,600	18,334	39,117
HH Income	\$125,343	\$128,159	\$122,534
Median Age	47.5	49.1	51.0
Education Level (Some college+)	68.7%	70.1%	69.6%
Number of Businesses	393	3,493	6,495
Number of Employees	3,495	35,318	65,158

Source: SitesUSA 2010 Estimates



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THE PROJECT

- Mercato is the “Next Great Street”, destined to be the new downtown of North Naples, a real place where people congregate, shop, dine, live and work.
- Ideally situated on 53 acres on U.S. 41 (Tamiami Trail) at Vanderbilt Beach Road. For business, this prime location provides high visibility, easy access from both in town and I-75, and big traffic counts.
- Approximately 340,000 square feet of retail in a main street format including Whole Foods Market, 7 of the nation’s leading restaurants, 11 screen premiere-style movie theatre, bookstore and nightlife.
- 140,000 square feet of Class A office space and 175 luxury residential residences.
- 80,000 vehicle count daily.
- Fully signalized access planned for U.S. 41 and Vanderbilt Beach Road. Easy access to all of Southwest Florida.

SITE PLAN

